



Emergency Services Facility Northfield, MA



Special Town Meeting

April 19, 2023

How did we get here?

What is the timeline?

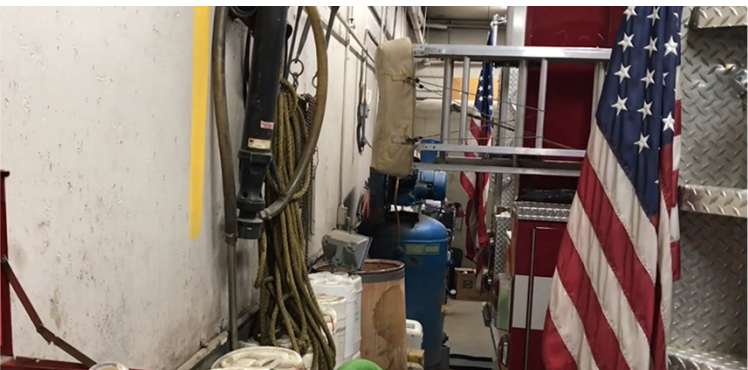
Describe Proposed Building

Total Project Budget

What has been spent to date?

Accelerating success.





How did we get here



Prior Efforts

Prior Program and
Needs Study
conducted by Jacunski
Humes

Program Space Needs
of 26,000sf

Reductions and Eliminations

NESF Committee

Hired Owner's Project Manager

Physical Site and Building Assessments Conducted.

6 Plan Options and Costs Developed

13 Site Locations Evaluated

Initial Plan Developed

Emergency Services
Facility Committee
Reestablished

Emergency Repairs for Structural Failures at Fire HQ performed.

Geotech, Survey, 5 plans for Expansion of Existing Fire Station

Site Selection & Design

Town Procures Site

Hires Architect For Schematic Design

Hires OPM

Balances Site, Building, Costs, and Schedule

Current Plan

Continue Design & Engineering

Local and State Permitting

Public Information and Design Meetings

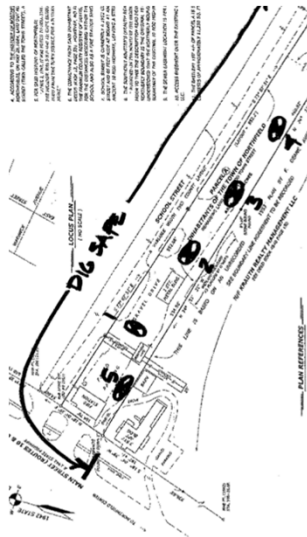
Incorporate Local Design Input



January 2012

JHI
JACUNSKI HUMES
ARCHITECTS, LLC
15 MASSIRIO DRIVE SUITE 101
BERLIN, CONNECTICUT
860-828-9221 FAX 860-828-9223

Utilities	Response Time, (minutes)	Development Constraints	Emergency Response
Municipal water in the adjacent public main	1-4 minutes with no railroad or bridges	No neighbors, No previous Hamlet no existing building	No Leaks No wells No cuds No bars
Water by private well	Access to Lucky's Cattle Road stop. Shoring leads to railroad at intersection w/ Main St. Available by JHA as readily as appropriate measures.	Existing 2 story Single-Family Residence, wood construction in basement; est. 2006-8, circa 2004	Impervious surface, impervious, impervious, graded
Sewer: Septic System	Main St. to a main north-south vehicular artery w/ unrestricted sight lines and street lights	Hwy#247 unlikely due to age of existing structures.	Majority FEMA
Overhead Elect. on poles (2 phases) w/ transformers	Sight lines unrestricted for ~300' at Lucky's Cattle Road,		Heavy equipment
Current heating fuel is oil.	Close proximity to the existing Main St. Intersection.		Main Street Intersecting Boundaries on the left
Municipal Water	Main St. to a main north-south vehicular artery w/ unrestricted sight lines and street lights	#1 Main St., mostly fully residential parcel to the east and south.	FEMA FEMA FEMA
Municipal Sewer	Unrestricted sight lines at School St. to north and east.	Existing Salt Shed	FEMA FEMA FEMA
Telephone electricity w/ pole-mounted transformer		Existing 2-story Fire Station circa 1950, est. 6,500 CFM City	
Current heating fuel is oil.		Five-standing Metal Garage built circa 1970, est. 1,800 sq. ft.	
		Built Communications tower existing adjacent to site.	



What is the Timeline



What is Being Proposed Building Design





Site Plan



○ PRELIMINARY FLOOR PLAN - 2B-R1

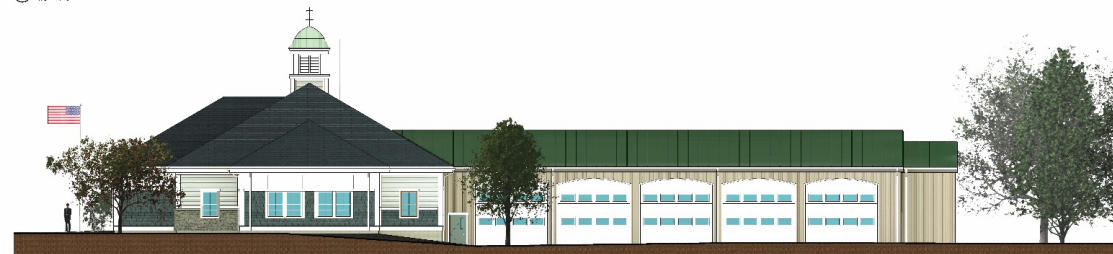
GROSS BLDG. AREAS:
 FIRST FLOOR: 17,839 GSF
 ELECT./HVAC PLATFORM: 360 GSF
 TOTAL BLDG. AREA: 18,199 GSF



CAOLO & BIENIEK
ASSOCIATES, INC.



① WEST ELEVATION RENDERED
1/8" = 1'-0"



② SOUTH ELEVATION RENDERED
1/8" = 1'-0"



③ NORTH ELEVATION RENDERED
1/8" = 1'-0"



Elevations

Birdseye View



Northwest View



Southwest View



Total Project Budget



Northfield, MA
Emergency Services Facility

Financial Summary Report

Date: March 31, 2023

	A	B	C	D	E	F	G
	Budget			D+E=F			C-F=G
	Projected Budget	Approved Transfers	Approved Budget w/ Transfers	Total Contract	Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
I. Building Construction	9,000.0	-	9,000.0	-	10,557.5	10,557.5	(1,557.5)
II. Related Construction	400.0	-	400.0	-	-	-	400.0
III. Escalation	1,161.8	-	1,161.8	-	1,161.8	1,161.8	-
Total Construction	\$ 10,561.8	\$ -	\$ 10,561.8	\$ -	\$ 11,719.3	\$ 11,719.3	\$ (1,157.5)
IV. Furniture, Fixtures & Equipment (FF&E)	375.0	-	375.0	-	675.0	675.0	(300.0)
V. Fees and Expenses	1,656.8	-	1,656.8	1,458.7	332.7	1,791.4	(134.6)
VI. Contingency							
A. Construction & Owner's Project	1,685.9	-	1,685.9	-	-	-	1,685.9
B. Additional Need	-	-	-	-	1,783.8	1,783.8	(1,783.8)
Total Contingency	\$ 1,685.9	\$ -	\$ 1,685.9	\$ -	\$ 1,783.8	\$ 1,783.8	\$ (97.9)
Total Project	\$ 14,279.5	\$ -	\$ 14,279.5	\$ 1,458.7	\$ 14,510.8	\$ 15,969.5	\$ (1,690.0)

Figures May be reduced by:

- Utility Co. grants/Rebates
- Green Grant Initiatives
- Continued Value Engineering
- State/Fed Funding Sources

Paid to Date \$880,400

Architect/Engineering \$727,000

Project Management \$108,800

Existing Conditions \$ 44,600

Date: March 31, 2023		A	D1
		Budget	Contract
		Projected Budget	Paid
Budget developed as of 2/27/2020			
A. Loose Furnishings		175.0	-
B. Program Related Equipment		-	-
C. Data/Telecomm Equip		200.0	-
D. Audio/Visual Equipment		included	-
E. Security Equipment		included	-
F. Specialty Signage		included	-
Total FF & E		375.0	-
V. Fees and Expenses			
A. Fees			
1 Existing Conditions & Space Program		-	-
2 Architect		984.3	727.0
d Geo-Tech Engineering		35.0	13.0
e Traffic Engineer		NIC	-
f Ecologist/Soil Sample		NIC	5.8
g Peer Reviews		NIC	-
h Green Building Consultant		w/ architect	-
i Storm Water Monitoring		-	-
4 Project Management		316.9	108.8
5 Building Commissioning		45.0	-
6 Owner's Cost Estimator		NIC	12.5
7 CM Preconstruction Fee		-	-
8 Owner's Legal Fees		20.0	-
9 Site Survey		10.0	11.9
10 Utility Assessment		30.0	-
Sub-total Fees		1,441.2	879.0
B. Expenses			
Sub-total Expenses		215.6	1.4
Total Fees and Expenses		1,656.8	880.4
VI. Contingency			
A. Construction & Owner's Project			
1 Construction		1,056.2	-
2 Owner's Project		629.7	-
B. Additional Need		-	-
Total Contingency		1,685.9	-
Total Project		\$ 14,279.5	\$ 880.4